

ZONING COMMISSION
125 EAST AVENUE
P.O. BOX 5125
NORWALK, CONNECTICUT 06856-5125

SPECIAL PERMIT APPLICATION

A. APPLICATION INFORMATION (11 copies required)

- 1. Owner* of record and owner's address**
HOSP NORCT RE, LLC
2821 2nd Avenue – Suite M
Birmingham, AL 35233
- 2. Applicant's Name and Address**
TR Sono Partners, LLC
222 Summer Street
Stamford, CT 06901
- 3. Address of Property**
31-35 South Main Street
South Norwalk, CT 06854
- 4. Assessor's Map No.**
15SE
- 5. District, Block, Lot**
2/45/12
- 6. Zoning District**
Washington Street Design District (WSDD)
- 7. Master Plan Designation (2020)**
Washington Street Design District (WSDD)
- 8. Land Record Map No.**
9821, 14042
- 9. List of adjoining property owners and those directly across the street**
See Schedule A attached hereto and made a part hereof.
- 10. Existing Use(s)**
See Schedule B attached hereto and made a part hereof.
- 11. Proposed Use(s)**
See Schedule B attached hereto and made a part hereof.

*Letter of consent from owner is attached hereto and made a part hereof.

{S7465420}

12. Written legal description of the subject property

Attached hereto and made a part hereof.

13. Confirmation of Tax Status

Submitted herewith.

14. Filing Fee

\$810.00 fee submitted herewith.

B. SPECIAL PERMIT APPLICATION INFORMATION (4 copies required)

1. Aerial Photograph/Photogrammetry (1" = 100' or 1" = 200') one copy required.

Submitted herewith.

2. Site Survey (1" = 30' or 1" = 20') four copies required.

Refer to "Topographic Survey of Properties at 31-35 & 47 South Main Street in Norwalk, Connecticut Prepared for Sono Development Partners, LLC" dated November 8, 2022 prepared by D'Andrea Surveying & Engineering, PC. Four (4) copies submitted herewith.

3. Project Site and Utility Plans (1" = 30' or 1" = 20') four copies required.

Refer to "Zoning Location Survey of Property at 13-15 & 47 South Main Street in Norwalk, Connecticut Prepared for Sono Development Partners, LLC;" "Average Grade Worksheet (1 of 1);" "Demolition Plan (C-1.0);" "Site Grading Plan (C-2.0);" "Storm Drainage and Utility Plan (C-3.0);" "Construction Staging/Erosion Control Plan (C-4.0);" "Notes and Details (C-5.0);" "Details (C-5.1);" "Temporary Sidewalk Closure Plan (C-6.0);" all dated November 8, 2022 prepared by D'Andrea Surveying & Engineering, PC; and "Landscape Site Plans (SPL-1.0)" dated 11-14-2022 prepared by Eric Rains Landscape Architecture, LLC. Four (4) copies of each submitted herewith.

4. Building Plans, Elevations & Sections (1/8" = 1'0" or larger) four copies required.

Refer to "Zoning Data (AA0.01);" "SF Analysis (AA0.02);" "Building Coverage (AA0.03);" "Materials (AA0.04);" "Ground Level Plan – Phase Two (AA1.01);" "Second Level Plan – Phase Two (AA1.02);" "Third Level Plan – Phase Two (AA1.03);" "Level 4-7 Plan – Phase Two (AA1.04);" "Eighth Level Plan – Phase Two (AA1.05);" "Roof Plans (AA1.06);" "Building Elevation (AA2.01);" "Building Elevation (AA2.02);" "Wall Sections (AA3.01);" "Typical Unit Plans (AA4.01)" all dated 11/17/2022 and prepared by Beinfield Architecture. Four (4) copies of each attached hereto.

5. Additional Information

a. Lot coverage and parking space computations

"Zoning Location Survey of Property at 31-35 & 47 South Main Street in Norwalk, Connecticut Prepared for Sono Development Partners, LLC" dated November 8, 2022 prepared by D'Andrea Surveying & Engineering,

P.C. and "Zoning Data (AA0.01)" dated 11-17-2022 prepared by Beinfield Architecture. Four (4) copies submitted herewith.

- b. Detailed soil erosion and sediment control plan per Article 112**
Refer to "Construction Staging/Erosion Control Plan (C-4.0)" dated 11-8-22 prepared by D'Andrea Surveying & Engineering, PC. Four (4) copies submitted herewith.
 - c. Gross building area computations by floor (and unit if applicable)**
Refer to "Zoning Data (AA0.01)" dated 11-17-2022 prepared by Beinfield Architecture. Four (4) copies submitted herewith.
 - d. Storm drainage computations**
Refer to "Drainage Summary Report for "Sono Residence Inn – Phase II" Located at 47 & 31-35 South Main Street Norwalk, Connecticut prepared for Sono Development Partners, LLC" dated November 8, 2022 prepared by D'Andrea Surveying & Engineering, PC. Eleven (11) copies submitted herewith.
- 6. Signs**
Refer to "Building Elevation (AA2.01)" and "Building Elevation (AA2.02)" both dated 11/17/2022 and prepared by Beinfield Architecture.
- 7. Traffic Report (11 copies required)**
Refer to "Traffic Impact Study" dated November 4, 2022 prepared by SLR International. Eleven (11) copies submitted herewith.

Respectfully submitted this the 17th day of November 2022.

TR Sono Partners, LLC

By *Carmody Torrance Sandak & Hennessey*
Carmody Torrance Sandak & Hennessey LLP *LLP*
Elizabeth A.B. Suchy, Esq.
1055 Washington Boulevard, 4th Floor
Stamford, CT 06901
Phone: (203) 425-4200
Fax: (203) 325-8608
Counsel for the Applicant

TR SONO PARTNERS, LLC
31-35 SOUTH MAIN STREET, SOUTH NORWALK, CT
APPLICATION FOR SPECIAL PERMIT
LIST OF ABUTTING PROPERTY OWNERS & THOSE DIRECTLY ACROSS THE STREET
SCHEDULE A

1.
2/45/2
City of Norwalk
2 Monroe St.
Norwalk, CT 06854

Mailing:
125 East Avenue
Norwalk, CT 06851

2.
2/44/31
Forty South Main LP
40 South Main Street
Norwalk, CT 06854

3.
2/44/28
Condominium Association
c/o Kevin J. H. Baly
42 South Main Street #1
Norwalk, CT 06854-2966

4.
2/44/1
C.E. South Main Avenue LLC
54-62 South Main Street
Norwalk, CT 06854

Mailing:
c/o Capital Construction Mgt LLC
50 Washington Street, Floor 7
Norwalk, CT 06854-2751

5.
2/45/13
Eldco Development LLC
25 South Main Street
Norwalk, CT 06854

Mailing:
149 Water Street Ste 102
Norwalk, CT 06854-3754

6.
2/43/1
Haviland Properties LLC
1.8 South Main Street
Norwalk, CT 06854

Mailing:
87 Easton Road
Westport, CT 06880

7.
Metro North
Ron Bottacari
347 Madison Avenue
New York, NY 10022

8.

Seth Cummins, Esq.
347 Madison Avenue
New York, NY 10017

9.

Penn Central
Metro-North Railroad – Suburban Station
4 Penn Central Plaza – Floor 1200
Philadelphia, PA 19103

10.

State of Connecticut Dept. of Transportation
Julie Thomas
Office of Rail – Union Station – 4th Floor West
50 Union Ave.
New Haven, CT 06519

11.

State of Connecticut Dept. of Transportation
Robert Ike
2800 Berlin Turnpike
P.O. Box 317546
Newington, CT 06131

12.

Sheila Mary Sopper
Director, Real Estate Development & Operations
National Railroad Passenger Corporation (AMTRAK)
30th Street Station, Floor 5S
2955 Market Street
Philadelphia, PA 19104

13.

Theodore Smigelski
Connecticut Department of Transportation
Office of Rail - Property Management Unit
Component Change Out Building - 4th Floor
4 Brewery Street
New Haven, CT 06519

14.

Alan Warner
Senior Manager, Real Estate Development
National Railroad Passenger Corporation (AMTRAK)
30th Street Station - 5S-014 - Box 25
2955 Market Street
Philadelphia, PA 19104

**TR SONO PARTNERS, LLC
31-35 SOUTH MAIN STREET, SOUTH NORWALK, CT
APPLICATION FOR SPECIAL PERMIT
EXISTING AND PROPOSED USES
SCHEDULE B**

I. BACKGROUND

HOSP NORCT RE, LLC (hereinafter the “Owner”) is the owner of property with the improvements thereon located at 47 South Main Street (District 2, Block 45, Lot 11) in South Norwalk, Connecticut (the “original parcel”). The original parcel is located in the Washington Street Design District (WSDD), is at the extreme western end of the Coastal Area Management (CAM) zone boundary, and is improved with a 102-room, eight-story Marriott SoNo Residence Inn and off-street parking structure constructed in 2019.

TR Sono Partners, LLC (hereinafter “Applicant”) is the owner of adjoining property with the improvements thereon located at 31-35 South Main Street (District 2, Block 45, Lot 12) in South Norwalk, Connecticut (the “expanded parcel”). It is improved with a two-story, 13,000± sq.ft. structure plus basement, constructed around 1927.

II. PROPOSAL

The Applicant and Owner seek Planning & Zoning Commission approval of an eight-story addition/expansion to the existing Marriott SoNo Residence Inn onto adjoining property at 31-35 South Main Street, in order to create an additional 48 rooms along with 43 off-street parking spaces and associated site improvements. The expansion would be constructed on the expanded parcel¹ and connected to the existing Marriott SoNo Residence Inn. If all requisite approvals are obtained, the Marriott SoNo Residence Inn would be expanded to 150 rooms, general accessory hotel space, and 135 interior parking spaces.²

The Applicant submits that the redevelopment of the expanded parcel and expansion of a nationally recognized hotel will further assist SoNo to thrive and flourish and continue to serve as an integral component to connect and integrate the area, from the Maritime Aquarium to the South Norwalk Railroad Station. Further, the Applicant submits that expansion will assist with efforts to upgrade and enhance the corridor, which began with improvements to facades of the historic structures on South Main Street near the Metro-North railroad trestle, and more recently with the construction of new multi-family developments on Chestnut Street and under construction on Monroe Street/South Main Street.

The proposed uses are permitted by special permit and coastal area site plan review in the Washington Street Design District (See Sec. 118-501B(2)(b)[hotel]; 118-501B(1)(c)[office]; and 118-501B(1)(h)[off-street parking facility]). It is anticipated that construction would take approximately 18 months from its commencement.

This application is submitted pursuant to Sec. 118-501B(2)(b) (Washington Street Design District), 118-1450 (special permit), and 118-1110 (coastal review) of the City of Norwalk Building

¹The existing two-story structure would be demolished.

²Valet parking would continue to be provided in accordance with the 2009 approval for the original parcel as amended.

Zone Regulations (hereinafter “zoning regulations”). The Applicant submits that the application complies with the standards for special permit set forth in Sec. 118-1450 (special permit) as follows:

(a) Density of use and bulk of buildings. The density of use of the existing building as well as the bulk of the existing building will comply with city zoning regulations, as proposed to be amended.

(b) Stable Traffic Flow. The Applicant submits that site generated traffic shall not adversely affect pedestrian or vehicular safety, conflict with the pattern of highway circulation, or increase traffic congestion to a level of service (LOS) considered unacceptable by the commission. According to the Traffic Impact Statement prepared by SLR International, “[t]he proposed 48-room, 45-parking-space expansion to the existing Marriott SoNo Residence Inn at 47 South Main Street is not anticipated to have any notable traffic implications. The Washington Street and Monroe Street/Hanford Place signalized intersections as well as the existing property’s driveway and Haviland Street are not expected to incur any notable added traffic delays or queueing associated with new traffic from the Marriott SoNo Residence Inn expansion.” (Traffic Impact Statement, p. 7). Although some congested conditions currently exist during peak periods as is common in urban areas such as South Norwalk, “the proposed project would not be expected to cause any notable degradation of such conditions. The development is located within walking distance of transit, as well as shops, restaurants, and commercial establishments, making nonmotorized travel to and from the site an attractive option.”

(c) Availability of mass transit facilities. The Norwalk Transit District Wheels bus routes 9, 10, 11, and 12 operate either on South Main Street in front of the proposed hotel, or within three to four blocks of the site on adjoining streets. The South Norwalk Train Station is within three blocks of the site.

(d) Availability and compatibility of utilities. The site is served by all utilities. Systems have been incorporated into the plans to handle the quantity and treatment of stormwater runoff. According to the “Drainage Summary Report for “Sono Residence Inn – Phase II” (“Drainage Report”), “[t]he proposed development will decrease the total amount of impervious area on the site and therefore will reduce both stormwater runoff flow and volume from the site, as compared to existing conditions.” Furthermore, “water quality treatment measures have been proposed that will pretreat and mitigate stormwater runoff from the site. The proposed development of the site is an improvement over existing conditions.” (Drainage Report p. 4) (Refer to “Topography Survey of Properties at 31-35 & 47 South Main Street in Norwalk, Connecticut Prepared for Sono Development Partners LLC Scale: 1” = 20 feet November 8, 2008” prepared by D’Andrea Surveying & Engineering, P.C.)

(e) Adverse impact from noise, odor, fumes, dust and artificial lighting. The proposed uses will not result in adverse impacts from noise, odor, fumes, dust, and artificial lighting. The project, when complete, will not generate any significant noise, odor, or dust.

(f) Signs of size and design will be in harmony with the neighborhood and compliant with city zoning regulations for signage. (Refer to “Building Elevation (AA2.01)” and “Building Elevation (AA2.02)” both dated 11/17/2022 and prepared by Beinfield Architecture.)

(g) Adequacy of yards and open space, screening and buffering. Yards and open space, screening and buffering comply with city zoning regulations for the Washington Street Design District (WSDD). (Refer to “Zoning Data (AA0.01)” dated 11-17-2022 prepared by Beinfield Architecture.)

(h) Impact on neighborhood properties, as compared to uses and structures permitted as a matter of right. The proposed use is compatible with other business uses on surrounding properties which exist and are permitted as a matter of right in the Washington Street Design District (WSDD) including multi-family dwellings; retail stores and personal service shops; offices; banks and financial institutions; restaurants; museums; theaters and auditoriums. Further, the expansion of the existing hotel is compatible with uses permitted by special permit including hotel or boatel; marinas; commercial boat docks; commercial recreation establishments.

(i) Existing land use in the area. Among the uses in the area are office, police department, boutique manufacturing, multi-family residential, retail, railroad, restaurants, entertainment, cultural, and other uses.

(j) Proximity of community facilities. Various business, retail, office, cultural and tourist attractions, restaurants, and industrial uses are in the vicinity of the site, and within walking distance is the Maritime Center at Norwalk, Veterans Memorial Park, and AMC Theatres.

(k) Compliance with the Zoning Code and Plan of Development, effective date December 2020, as revised and updated. The proposed uses comply with the zoning code and plan of development.

(l) Conservation of wetlands, watercourses and other ecologically viable lands. There are no inland wetlands or watercourses on the site. Further, there are no onsite coastal resources.

(m) No zoning violation exists on the property. There are no known zoning violations on the property.



TR Sono Partners, LLC
222 Summer Street
Stamford, Connecticut 06901
(203) 359-2900
(203) 328-7980 (fax)
www.fdrich.com

October 18, 2022

Louis Schulman, chairman
City of Norwalk
Planning & Zoning Commission
125 East Avenue
Norwalk, CT 06851

*Re: TR Sono Partners, LLC – 31-35 South Main Street, South Norwalk, CT
Special permit and coastal area management applications for a proposed addition to existing hotel*

Dear Chairman Schulman:

TR Sono Partners, LLC ("TR Sono"), is the owner of real property with the improvements thereon located at 31-35 South Main Street in Norwalk, CT (District 2, Block 45, Lot 11). TR Sono hereby consents to the preparation, submission and presentation of applications for special permit and coastal area management (short form) for the proposed expansion of the existing Marriott Sono Residence Inn at 47 South Main Street in Norwalk, CT onto 31-35 South Main Street, with associated site improvements by the law firm of Carmody Torrance Sandak & Hennessey, LLP. Should you have any questions please do not hesitate to contact the undersigned.

Very truly yours,

TR Sono Partners, LLC

By

Thomas L. Rich

Its: Manager
Duly Authorized



HIGHLINE
— HOSPITALITY —

November , 2022

Louis Schulman, chairman
City of Norwalk
Planning & Zoning Commission
125 East Avenue
Norwalk, CT 06851

***Re: 31-35 and 47 South Main Street, South Norwalk, Connecticut
Expansion of existing hotel onto adjoining property and associated site improvements***

Dear Chairman Schulman:

HOSP NORCT RE, LLC, ("HOSP") is the owner of real property improved with an eight-story Marriott Residence Inn located at 47 South Main Street in Norwalk, CT (District 2, Block 45, Lot 12). HOSP hereby consents to the preparation, submission and presentation of applications for special permit and coastal area management (short form) by the law firm of Carmody Torrance Sandak & Hennessey LLP on behalf of TR Sono Partners, LLC, owner of 31-35 South Main Street, for the expansion of the existing Marriott Residence Inn on our property, onto the adjoining parcel at 31-35 South Main Street, Norwalk, Connecticut. Should you have any questions please do not hesitate to contact the undersigned.

Very truly yours,

HOSP NORCT RE, LLC

By 
Arthur J. Foster (03176, 789234-05 CDT)

Its **CEO**
Duly Authorized





Highline zoning consent (S7465836)

Final Audit Report

2022-10-26

Created:	2022-10-26
By:	Todd Roffman (troffman@highlinehp.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAApTy0NBVovy5hKI0Epl2svJ4e1zW6PKyn

"Highline zoning consent (S7465836)" History

-  Document created by Todd Roffman (troffman@highlinehp.com)
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-  Document emailed to Arthur Foster (kfoster@highlinerepartners.com) for signature
2022-10-26 - 2:52:12 AM GMT
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2022-10-26 - 7:55:13 PM GMT- IP address: 150.224.1.178
-  Document e-signed by Arthur Foster (kfoster@highlinerepartners.com)
Signature Date: 2022-10-26 - 7:55:31 PM GMT - Time Source: server- IP address: 150.224.1.178
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